041.0	0003	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	857,000 /	857,000
					USE VALUE:	857,000 /	857,000
					ASSESSED:	857,000 /	857,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		DARTMOUTH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURGESS MARY T & MICHAEL J TRS
Owner 2:	JOHN M BURGESS REVOCABLE TRUS
Owner 3:	
Street 1:	21 LAWRENCE LANE
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	BURGESS JOHN M & MARY T -
Owner 2:	-
Street 1:	21 LAWRENCE LANE
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	413,000		444,000	857,000
Total Card	0.103	413,000		444,000	857,000
Total Parcel	0.103	413,000		444,000	857,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.13 | /Parcel: 388.1

Legal Description

User Acct 27982

GIS Ref

GIS Ref

Insp Date 11/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 041.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	413,100	0	4,500.	444,000	857,100	857,100	Year End Roll	12/18/2019
2019	104	FV	321,800	0	4,500.	471,800	793,600	793,600	Year End Roll	1/3/2019
2018	104	FV	321,800	0	4,500.	344,100	665,900	665,900	Year End Roll	12/20/2017
2017	104	FV	302,000	0	4,500.	299,700	601,700	601,700	Year End Roll	1/3/2017
2016	104	FV	302,000	0	4,500.	255,300	557,300	557,300	Year End	1/4/2016
2015	104	FV	269,300	0	4,500.	249,800	519,100	519,100	Year End Roll	12/11/2014
2014	104	FV	269,300	0	4,500.	205,400	474,700	474,700	Year End Roll	12/16/2013
2013	104	FV	280,200	0	4,500.	195,400	475,600	475,600		12/13/2012

!3419!

PRINT

Date	Time
12/10/20	18:40:41

LAST REV

Date	Time
04/09/19	13:52:02
apro	
3419	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURGESS JOHN M	55142-260		8/10/2010	Convenience	1	No	No		
	19738-157		4/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	27982
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	163	PATRIOT
3/3/2000	Mailer Sent		
3/1/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98980200
Adj $ / SQ:	189.391
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598495
Depreciation:	185533
Depreciated Total:	412962

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

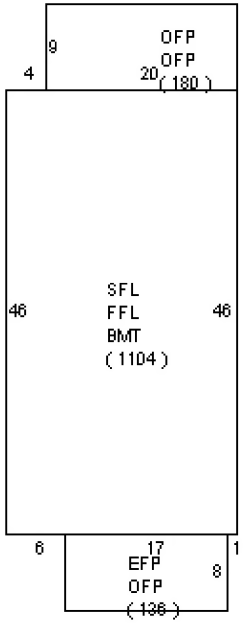
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	189.39
Special Features:	0	Val/Su Net:	104.72
Final Total:	413000	Val/Su SzAd	187.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	56.820	62,726
FFL	First Floor	1,104	189.390	209,088
SFL	Second Floor	1,104	189.390	209,088
OFP	Open Porch	496	19.620	9,734
EFP	Enclos Porch	136	46.760	6,360

Net Sketched Area:	3,944			Total:	496,996
Size Ad	2208	Gross Are	3944	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

041.0-0003-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	